

EPA Grant Acceptance

Council will review an agenda bill tomorrow night regarding an EPA Grant Acceptance in the amount of \$200K to facilitate revitalization of the Old Bremerton Gasworks and McConkey/Sesko properties. City staff, in conjunction with the EPA's Office of Brownfields Cleanup and Development will administer the grant.

Phil spent several minutes talking about what we will do once we get the assessment completed--determine what contamination exists, and what the potential remedies for addressing it are. Questions unanswered include whether the City will sponsor cleanup on the property.

If the property can be developed it would be nice to develop it (like McConkey would like to do) by putting in a dry storage boat facility with a crane to lift boats out of the water. There would also be public access, maybe other shoreline park related development, plus a boat launch. Phil noted we would have to feel that we could fund the cleanup without any City money being spent--using matching funds from Ecology to redevelop the property.

Carol commented we've paid at least once to clean up the property and a couple of times to clean up the Sesko property on Arsenal Way. Phil commented these were all surface cleanups. Carol stated "the County never did clean their portion of that property, it's on the County line--is there any way to get the County to step up and clean up their portion of that?" Brad surmised it jumps over into the legal section. Phil replied he wasn't sure, but it was something we could research and talk about.

Phil stated we won a lawsuit and it has been appealed on essentially taking the property if we want it. Phil added we would have to know before we signed the papers whether or not we would be taking on an environmental liability or if it was actually an asset.

Carol commented "on the other hand if we have to pay every 4 or 5 years to clean it up again, we may as well take it, and if it's not a bargain, just to keep from having to clean it up all the time." Phil stated we would have to get a right of entry for this property by getting her to sign something so we could go on the property and take samples. Phil indicated (b) (6) has been helping us out. He is friends with the Sesko's.

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Brad stated "with that being zoned in our City Comp Plan, marine industrial, and with the expansion of the marina, it is one thing to help foster that along, but the State is also looking at stressing economic develop in the marine industries in the West Sound region, so having a site that is zoned in that fashion, cleaned up, ready to go, can't hurt. I think we'll be postured well if we get that cleaned up and ready for some sort of economic development in that area."

Everyone agreed, with the six-fold increase in boat slips housed in downtown Bremerton, it would be nice to have a place to get boat maintenance done.